

**Township of Ocean  
Board of Adjustment**



**Regular Meeting  
May 12, 2011**

**CAUCUS SESSION:**

TIME: 7:15 P.M.  
PLACE: Township Hall, **Second Floor Conference Room**  
Deal and Monmouth Roads

**REGULAR MEETING:**

TIME: 7:30 P.M.  
PLACE: Public Meeting Room, Municipal Building  
Deal and Monmouth Roads, Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Chairman Goode, Vice Chair Schepiga;  
Board Members: Berkowitz, Delano, Grabelle, Lefferson, Malta, Messer,  
Pflaster, Van Wagner

**SALUTE TO FLAG**

**CHAIRMAN'S STATEMENT:** The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press, The Atlanticville, and The Coaster, and filed in the Office of the Township Clerk on July 9, 2010.

**EMERGENCY NOTICE:** There is an emergency exit through the courtroom doors and two exits at the rear of the room.

**NO SMOKING**

**BOARD POLICY:** No new cases will be started after 11:00 P.M. and no new testimony taken after 11:30 P.M. In addition, the applicant will be limited to forty-five minutes of testimony.

**CELL PHONES:** If you have a cell phone, we ask that you turn it off during the meeting. If you need to make a call, please leave the room.

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**MINUTES FOR APPROVAL:** May 2, 2011

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**RESOLUTION MEMORIALIZATIONS**

**Hillel School**

Block 34.03, Lots 2, 2.01  
1025 Deal Road  
Wayside  
**Preliminary and Final Site Plan Approval**  
**'d' Variance approval**  
**'c' Variance approval**

**APPLICATION WITHDRAWN****Beth Medrash of Asbury Park**

Block 216, Lot 19  
1515 Logan Road  
Wanamassa

**CARRIED CASES****1. Eddie Alavi**

Block 1.03, Lot 5  
2 Hanley Road  
Wayside  
Zone AR-3/PRD

This is an application to erect a deck with a variance for:

Rear yard setback

<u>Required</u>	<u>Proposed</u>
40'	24'

**2. T-Mobile Northeast, LLC**

Block 1, Lots 30, 31, 32  
1215-1229 West Park Avenue  
Wayside  
Zone R-1/PAC

This is an application for 'c' and 'd' variances with minor site plan approval to erect a monopole and for a sign variance.

Attorney for the applicant: Frank Ferraro, Esquire

**NEW CASES****3. Pamela Larsen**

Block 121, Lot 2  
2 Wanamassa Point Road  
Wanamassa  
Zone R-6

This is an application to erect an addition with a variance for:

Rear yard setback  
Lot coverage

<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
30'	33'	19'
35%	33.14%	41.94%

**4. Agnaldo Olinski**

Block 128, Lot 11  
1302 Garven Avenue  
Wanamassa  
Zone R-6

This is an application to change the location of a tree house using it as a storage shed with a variance for:

Lot coverage over maximum

<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
35%	44.8%	48.8%

**5. Carol Gallina**

Block 35.02, Lot 14  
23 Framingham Road  
Wayside  
Zone R-2

This is an application to erect a retaining wall with a variance for change in grade of two feet or more.

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6. **Fulvio Figliola** This is an application to replace a driveway with a variance for  
Block 26.04, Lot 38  
370 West Park Avenue  
Oakhurst  
Zone R-3
- |                   | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|-------------------|-----------------|-----------------|-----------------|
| Side yard setback | 5'              | 0'              | 0'              |
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7. **Glen and Amanda Smyth** This is an application to erect a 5' fence with a variance for:  
Block 25.03, Lot 1  
100 Ampere Avenue  
Oakhurst  
Zone R-4
- |                    | <u>Required</u> | <u>Proposed</u> |
|--------------------|-----------------|-----------------|
| Front yard setback | 30'             | 25.04'          |
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8. **Stefan Betesh** This is an application to erect a fence with a variance for construction in a flood plain.  
Block 25, Lot 144  
426 Brookside Avenue  
Oakhurst  
Zone R- 4
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9. **RSC Realties** This is an application for preliminary and final site plan approval with 'd' and 'c' variances.  
Block 3, Lots 5, 6  
2127 Highway 35  
Oakhurst  
Zone C-2
- Attorney for the applicant: Gerald N. Sonnenblick, Esquire
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